

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: August 15, 2022

Agenda Item: 5G	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: Consent: Ordinance. Second Reading	Date: August 8, 2022
Subject: Amendments to Chapter 23, Zoning, of the Code of Ordinances of North Myrtle Beach, South Carolina regarding minimum building size [ZTX-22-4]	Division: Planning and Development

Proposal:

With the recent popularity of in-common single-family and duplex units in our City, staff is proposing a minimum size standard for these dwelling units. The proposed standard is 900 square feet of habitable space for a single-story unit, and 1,300 square feet of habitable space for a two-story unit.

Planning Commission Action:

The Planning Commission conducted a public hearing on June 21, 2022 and voted unanimously to recommend approval to City Council as submitted. There was no public comment, but the Planning Commission also recommended that City Council also consider implementing additional design standards for the community, such as material standards, more vigorous open space requirements, foundation landscaping, and a prohibition on pylon signs. A proposed ordinance has been attached for Council's review.

Recommended Action:

Approve the proposed ordinance on second reading

Reviewed by Division Head	Reviewed by City Manager	Reviewed by City Attorney
---------------------------	--------------------------	---------------------------

Council Action:
Motion By _____ 2nd By _____ To _____

ORDINANCE

**AN ORDINANCE OF THE CITY OF NORTH MYRTLE BEACH
PROVIDING THAT THE CODE OF ORDINANCES,
CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA,
BE AMENDED BY REVISING CHAPTER 23, ZONING,
ARTICLE VII, GENERAL AND SUPPLEMENTAL
REGULATIONS, § 23-117 OF SAID CODE.**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE
CITY OF NORTH MYRTLE BEACH, SOUTH CAROLINA,
IN COUNCIL DULY ASSEMBLED, THAT:**

Section 1:

That *Section 23-110. - Certain public service uses exempt.*, be amended to read as follows (*new matter underlined, deleted matter struck-through*):

Sec. 23-117. - Number of principal buildings on a lot.

Except for the following types of buildings and developments, no more than one (1) principal building may be located upon a tract or lot:

- (1) Institutional buildings.
- (2) Public and semipublic buildings.
- (3) Multifamily dwellings.
- (4) Buildings in a commercial center.
- (5) Industrial buildings.
- (6) Homes for the aged.
- (7) Planned Development District (PDD).
- (8) Mobile home and RV parks.
- (9) Hotels, motels, and resort accommodations.
- (10) Townhouse buildings on land owned "in common."
- (11) Single-family in common projects.*
- (12) Mixed-use buildings.
- (13) Duplexes.*
- (14) Multiplex buildings on land owned "in common."

*Single-story minimum unit size is 900 square feet of habitable space and two-story minimum unit size is 1,300 square feet of habitable space.

Section 2:

That the North Myrtle Beach Planning Commission has provided the required public notice of this request and has held the necessary public hearings in accordance with applicable State Statutes and City Ordinances.

DONE, RATIFIED AND PASSED, THIS _____ DAY OF _____, 2022.

ATTEST:

Mayor Marilyn Hatley

City Clerk

APPROVED AS TO FORM:

City Attorney

FIRST READING: 7.18.2022
SECOND READING: 8.15.2022

REVIEWED:

City Manager

ORDINANCE: 22-32

6C. ZONING ORDINANCE TEXT AND MAP AMENDMENT ZTX-22-4: City staff has initiated an amendment to the zoning ordinance text to create minimum size standards for single-family and duplex in-common dwelling units.

Proposed Changes

With the recent popularity of build-to-rent single-family and duplex units in our City, staff is proposing a minimum size standard for these dwelling units.

The proposed amendment addresses one existing section in *Chapter 23, Zoning*, and would appear in the Ordinance as follows (new matter underlined, deleted matter struck).

Sec. 23-117. - Number of principal buildings on a lot.

Except for the following types of buildings and developments, no more than one (1) principal building may be located upon a tract or lot:

- (1) Institutional buildings.
- (2) Public and semipublic buildings.
- (3) Multifamily dwellings.
- (4) Buildings in a commercial center.
- (5) Industrial buildings.
- (6) Homes for the aged.
- (7) Planned Development District (PDD).
- (8) Mobile home and RV parks.
- (9) Hotels, motels, and resort accommodations.
- (10) Townhouse buildings on land owned "in common."
- (11) Single-family in common projects.*
- (12) Mixed-use buildings.
- (13) Duplexes.*
- (14) Multiplex buildings on land owned "in common."

*Single-story minimum unit size is 900 square feet and two-story minimum unit size is 1,299 square feet.

According to § 23-4, *Amendments*, of the Zoning Ordinance, the advertisement requirement for Zoning Ordinance amendments is 15 days, and that advertisement notice has been met. The amendment is presented to the Planning Commission for a recommendation that will be forwarded to City Council at their next meeting scheduled for July 18, 2022.

Planning Commission Action:

The Planning Commission may recommend approval, recommend approval with modifications and/or conditions, or recommend denial of the proposal as submitted.

Alternative Motions

- 1) I move that the Planning Commission forward the Zoning Ordinance Text Amendment [ZTX-22-4] to the Mayor and City Council with a recommendation of approval.

OR

- 2) I move that the Planning Commission forward the Zoning Ordinance Text Amendment [ZTX-22-4] to the Mayor and City Council with a recommendation of denial.

OR

- 3) I move (an alternate motion).